

MT83072 DS

THIS SPACE RE

2008-012013

Klamath County, Oregon



00052149200800120130020021

08/26/2008 03:20:09 PM

Fee: \$26.00

After recording return to:

TREVOR L. MERRILL

3151 Emerald St.

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

TREVOR L. MERRILL

3151 Emerald St.

Klamath Falls, OR 97601

Escrow No. MT83072-DS

Title No. 0083072

SWD

STATUTORY WARRANTY DEED

EVA MARIE MORRIS, Grantor(s) hereby convey and warrant to **TREVOR L. MERRILL and BONITA J. MERRILL**, as **tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 5 in Block 11 of STEWART ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2008-2009 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$135,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

26 AUG

Dated this 25 day of August, 2008

* Eva Marie Morris
EVA MARIE MORRIS

BY: Tina Urback w/ POA
TINA URBACK, HER ATTORNEY IN FACT

State of Oregon
County of Clackamas

This instrument was acknowledged before me on Aug. 25, 2008 by TINA URBACK, AS ATTORNEY IN FACT
FOR EVA MARIE MORRIS.

Jaime Dodge
(Notary Public for Oregon)
My commission expires October 4, 2011

